GADSBY
NICHOLS



Suite 7 Derwentside, 25 Town Street, Duffield, Derbyshire, DE56 4EH

High quality all-inclusive office accommodation of 200-sq. ft./18.6-sq. m., within a multi-let office building.

Well located in a sought after area, providing ease of to the City of Derby, Belper Town Centre and local transport links.

On-site parking.

TO LET
£550 per calendar month

Gadsby Nichols
21 Iron Gate
Derby DE1 3GP

Residential
01332 296 396
enquiries@gadsbynichols.co.uk

Commercial
01332 290 390
commercial@gadsbynichols.co.uk

www.gadsbynichols.co.uk

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LOCATION
Derwentside is located on Town Street (A6), the main road through the centre of Duffield. The property is approximately 6 miles from Derby city centre and 5 miles from Belper town centre offering convenient access to local road networks including the A52 and A38. Nearby occupiers include Birds the Confectioners, Fletcher & Co, and the Co-Op, to name a few.

DESCRIPTION
The property is of brick construction under a pitched tiled roof. The superbly-appointed offices are planned over the ground and first floor, with the benefit of carpet flooring, are well decorated, incorporating telephone and power points and shared kitchenette and WC facilities. Parking is also provided to the side and rear of the building.

AVAILABLE ACCOMMODATION
The specific accommodation arrangements are as follows:

First Floor Suite 7 200 sq. ft. 18.6 sqm.

Shared WC and kitchenette facilities.

SERVICES
We understand that mains Electricity, Water and Drainage are connected to the property. Please note that the Agents have not carried out any tests on the Services and as such, no warranties are implied or given. **All utilities are inclusive within the per calendar month rent.**

BUSINESS RATES
Inclusive within the per calendar month rent.

LEASE TERMS
The Office Suites are available on the following terms;

Suite 7 £550 pcm

The Suite is available on six or twelve month rolling agreements.

VALUE ADDED TAX (VAT)
No VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)
EPC Rating 84
EPC Band D

A copy of the certificate is available on request.

VIEWINGS
Strictly by prior appointment through the Sole Agents: -

Gadsby Nichols
21 Iron Gate, Derby, DE1 3GP

Tel: 01332 290390
Mob: 07501 525352
Email: mikewalmisley@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY
In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

SUBJECT TO CONTRACT



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